



16 Swan Street

Alvechurch, Birmingham, B48 7RP

Asking Price £210,000



We are acting in the sale of the above property and have received an offer of £200,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Approach

The property is approached via steps from the street leading to a wooden front entry door opening into:

Reception Room

10'1" x 13'7" (3.078 x 4.149)

With chimney space, two open archways into second reception room, open archway to stairs giving rise to the first floor, ceiling spotlight points and double glazed windows to the front aspect.

Second Reception Room

8'0" x 13'6" (2.463 x 4.122)

With double glazed windows to the front aspect, double glazed double doors giving access to the rear garden, ceiling spotlight points, ceiling light point and decorative beams.

Inner Lobby Area

With a double glazed door giving access to the rear garden, tiled flooring, stairs to the first floor and open archway into:

Kitchen

11'5" x 7'7" (3.489 x 2.315)

With a double glazed window to the rear aspect, a selection of matching wall and base units, tiling to splash back areas, tiled flooring, ceiling light point, wall

mounted extractor fan, stainless steel sink and drainer unit, space facilities for appliances and door opening into under stairs storage cupboard.

First Floor Accommodation

With an obscured double glazed window to the side aspect, further double glazed window to the rear aspect, two ceiling light points, loft access point and doorway opening into:

Shower Room

5'6" x 11'6" (1.678 x 3.528)

With tiled flooring, part tiled walls, obscured double glazed window to the rear aspect, wall mounted extractor, ceiling light point, walk-in shower unit with electric shower over, low flush push button WC and wash hand basin on pedestal with mixer tap over.

Bedroom

13'2" x 13'6" with restricted head height (4.014 x 4.125 with restricted head height)

With double glazed window to the front aspect, ceiling light point and open walkway into dressing area

Dressing Area

13'5" x 8'1" with restricted head height (4.098 x 2.484 with restricted head height)

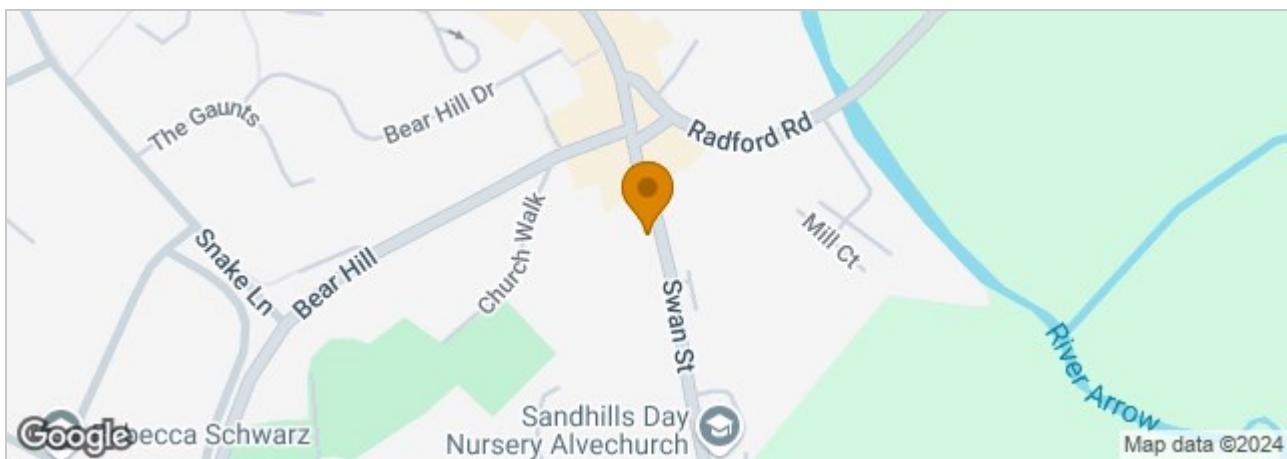
With double glazed window to the front aspect and ceiling light point.

Rear Garden

Being accessed from the reception room or side kitchen leading to decked area, steps leading up to a further decorative paved area with trees, plants and shrubs.

Tenure

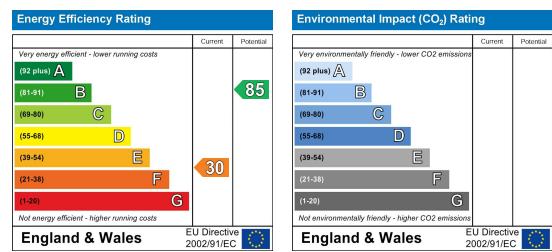
We believe the property to be Freehold subject to a Solicitors confirmation.



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.